



## Arnold Road Sunderland SR3 3JU

Nestled on Arnold Road in Sunderland, this charming two-bedroom house offers a delightful blend of comfort and modern living. Upon entering, you are welcomed into a spacious reception room, perfect for relaxing or entertaining guests. The well-designed layout ensures that every corner of the home is utilised effectively, creating a warm and inviting atmosphere.

The property boasts two generously sized bedrooms and modern bathroom.

This house is ideal for small families, couples, or individuals seeking a comfortable home. With its convenient location, residents can enjoy easy access to local amenities, schools, and parks, making it a perfect choice for those who value both convenience and community.

**£765 Per month**

# 22 Arnold Road

## Sunderland SR3 3JU



- RECENTLY DECORATED
- ENCLOSED GARDEN WITH DECKED PATIO
- <https://susanspokes.co.uk/our-services/tenant-fees/>
- TWO BEDROOMS
- COUNCIL TAX BAND A
- DRIVEWAY
- TWO RECEPTION ROOMS

### Lounge

The lounge offers ample room for your furnishings and has recently been redecorated. Open access to the dining room.

### Dining Room

The dining area is neutrally decorated with wood effect flooring and double doors to the garden. Access to the kitchen.

### Kitchen

The kitchen offers a range of wall and base units with new work surfaces in ash wood effect. There is a gas connection

available for your cooker and plumbing for a washing machine and space for a fridge freezer. Access to the rear garden.

### First Floor

Neutrally decorating landing with new carpet.

### Bedroom

neutrally decorated double bedroom with front facing aspect and storage closet.

### Bedroom

Neutrally decorated bedroom with fitted wardrobes.

### Bathroom

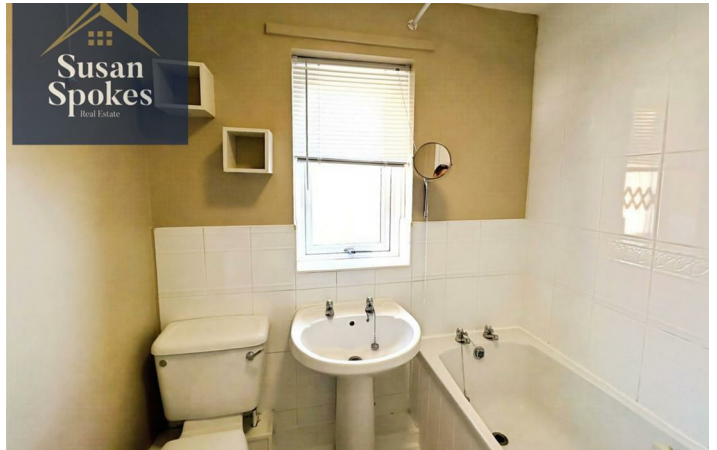
Modern three piece suite with electric shower over the bath.

### External

To the front of the property there is a driveway for off street parking and gated access to the rear garden. To the rear there is an enclosed garden with decked patio area and storage shed.



### Directions



## Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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